

9-11 [Accessory Dwelling Unit Standards]

1. Permitted Zoning Districts. ADU's are allowed on parcels that are zoned residential LDR, R or GR. One ADU per parcel is permitted.
2. Methods to create an ADU. An ADU may be created in any of the following ways:
 - a. Converting existing living area;
 - b. Finishing an existing basement or attic;
 - c. Building an addition to an existing structure;
 - d. Building a new structure; or
 - e. Converting or adding onto a detached garage or shed.
3. Occupancy Limitations. The primary residence or ADU must be owner-occupied.
4. Number of Residents. The total number of individuals that reside in both units may not exceed the number that is allowed for a "family" as defined in Section 9-01.01-30
5. Size Allowances. The maximum size of an ADU may be no more than 33% of the living area of the house or 880 square feet, whichever is less.

Living area is calculated by excluding the thickness of the exterior walls; garage areas; basement areas where the ceiling height measured from the floor is less than 6 feet 8 inches; and any other building areas where the ceiling height is either less than 5 feet or the area is not accessible by a stairway.

6. Setbacks, Height, Lot Coverage and Dimensional Standards. The ADU shall comply with the setback, lot coverage and dimensional requirements of the underlying zone. The height of a detached ADU may not exceed 18 feet.
7. Design Standards. Unless the ADU is limited to only interior remodeling of an existing single-family dwelling, a proposed ADU shall meet the following exterior design standards:
 - a. Main entrance: At least one main entrance must open onto a porch or covered entry.

The porch shall have no exposed support hardware unless it is an architectural feature such as custom fabricated hardware intended to be a visible feature of the house. At least 15% of the entry façade must be windows or doors, windows in garage walls count toward meeting this standard. Windows in garage doors do not count unless the door is 27 square feet in area and faces a street property line.
 - b. Roof pitch: The minimum roof pitch shall be 6:12.
 - c. The minimum eave projection is 12 inches.

- d. Exterior finish: Unless an alternative plan is approved by the Planning Director or the Planning Commission, the exterior of an ADU:
 - 1.) Shall have siding and roofing which in color, material and appearance is comparable to the predominant materials of surrounding dwellings and characteristics of the neighborhood.
 - 2.) Shall not include plain concrete block, plain concrete, plywood, sheet pressboard, T1-11 and corrugated metal materials except as secondary finishes covering no more than 10 percent of the surface of each façade, and except that T1-11 may be used in a board and bat finish.
 - e. Detailed design: All ADU's shall provide detailed design by using at least four (4) of the following architectural features:
 - 1.) Trim to denote all building roof lines, porches, windows and doors that is at least 3 inches wide.
 - 2.) Dormers
 - 3.) Gables
 - 4.) Recessed entries
 - 5.) Covered porch entries
 - 6.) Pillars or wrapped posts
 - 7.) Offsets in building face or roof (minimum 16 inches)
 - 8.) Bay or bow windows
 - 9.) Decorative cornices and roof lines
 - 10.) Shutters
 - 11.) Architectural grade laminated shingles, cedar shakes or shingles, tile, slate or copper (not including standard asphalt shingles)
 - 12.) Brickwork, masonry or stucco
 - 13.) Any alternative feature providing visual relief similar to the options listed above (must be approved by the Planning Director)
8. Parking. In addition to the single family parking requirement, there shall be one additional off-street parking stall provided for the ADU.
9. Home Occupations. A home occupation is only permitted for the resident of the ADU whereby there shall be no employees or customers allowed.
10. Additional Requirements.
- a. Adequate provision shall be made for drainage, water and sanitary sewer connection. A separate water service may be required by the City.
 - b. ADU's are regulated by the Oregon Residential Specialty Code for dwellings and require a Building Permit and Fire District approval. Construction fees shall be based on the same fee schedule as a single-family residence.
 - c. SDC fees: One third of the street SDC shall be paid with the ADU permit. In the future, if the parcel on which the ADU is located is partitioned off from the parent parcel the remaining 2/3's of the street SDC shall be paid as well as all other applicable SDC's at the current rate. Street or utility improvements made at the time of ADU construction may be eligible for an SDC credit, as determined by the City.
 - d. Addresses for sites with ADU's will be assigned as a single street address with an added "A" for the primary residence and an added "B" for the ADU.

- e. To discontinue an ADU a building permit is required. The purpose of the permit is to document that the accessory unit no longer exists.

11. Adjustments. An exception to the ADU standards may be requested in accordance with the Title 9 Section 9-01.08 Variance provisions.